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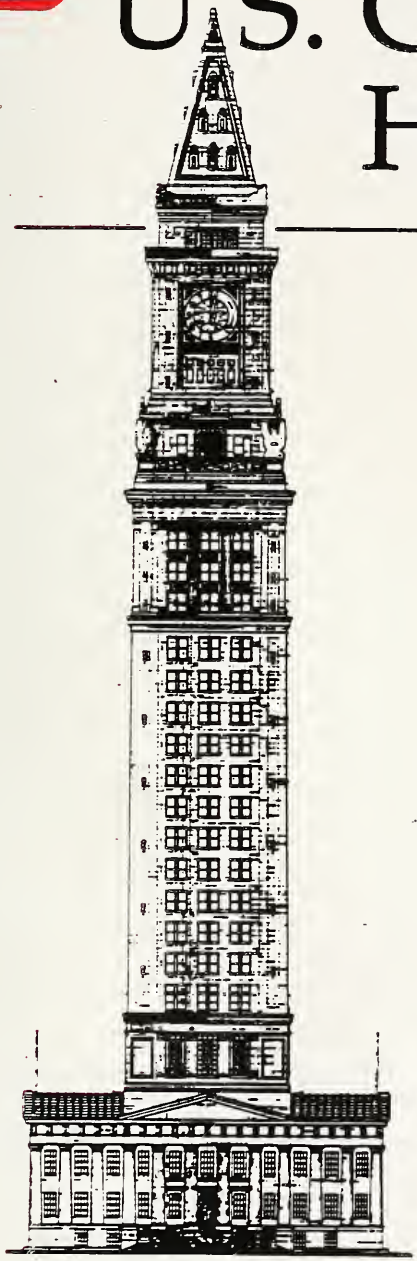
U.S. CUSTOM HOUSE



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CUSTOM HOUSE

REQUEST FOR PROPOSALS

APRIL 20, 1990

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6. BOSTON EDISON COMPANY LETTER

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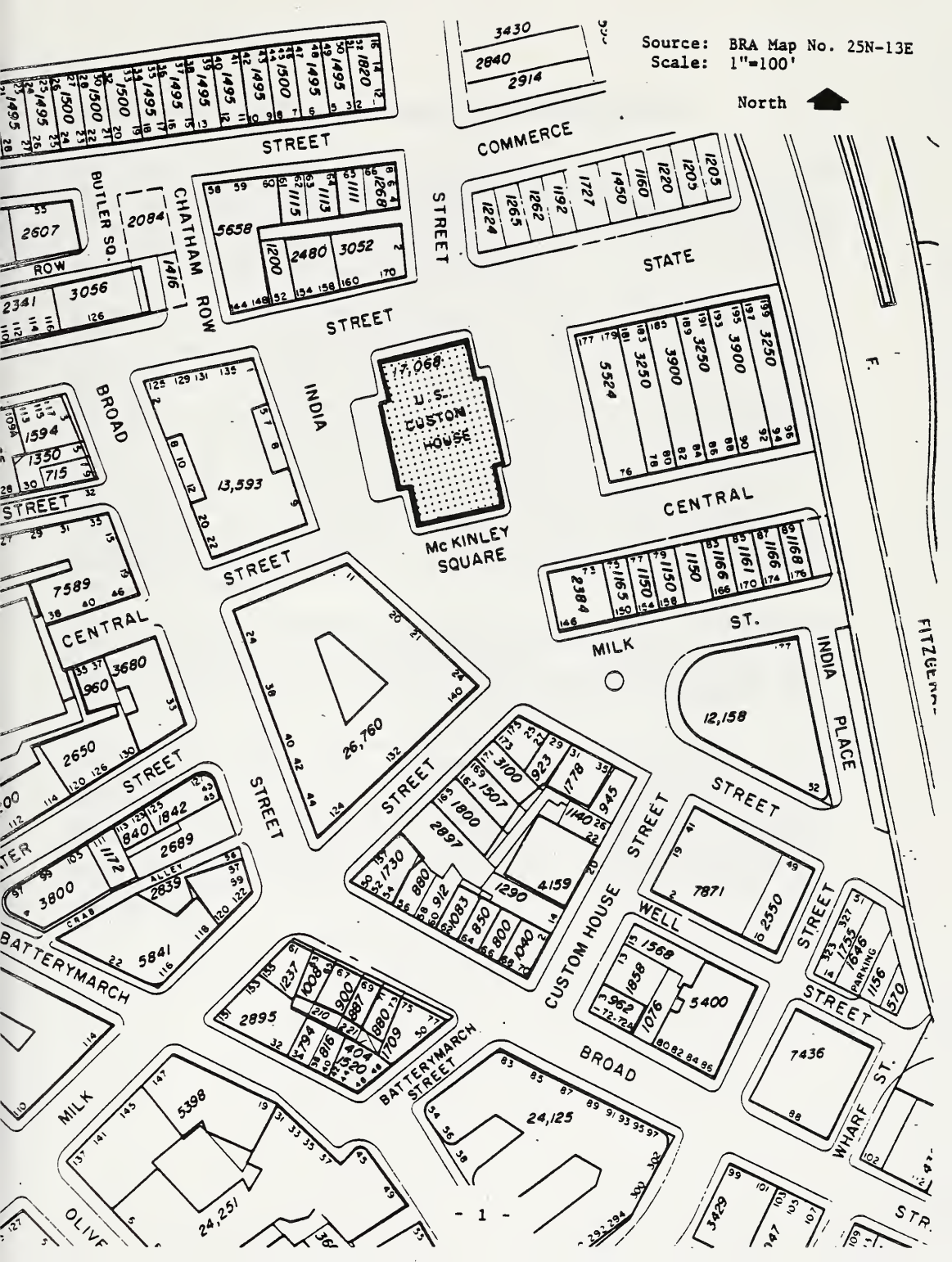
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COMMERCE
STATE
STREET
BUTLER SQ.
CHATHAM ROW
ROW
BROAD
INDIA
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INDIA PLACE
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7589
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STREET
CUSTOM HOUSE
STREET
WELL
STREET
STREET
BATTERYMARCH
BATTERYMARCH STREET
BROAD
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OLIVE
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REQUEST FOR PROPOSALS TO REDEVELOP THE CUSTOM HOUSE

The Boston Redevelopment Authority (BRA), acting on behalf of the City of Boston, is pleased to offer this Request for Proposals (RFP) to solicit proposals to redevelop the Custom House building in downtown Boston. All responses to this RFP will be evaluated according to the criteria set forth in this document, as well as in any subsequent disposition documents.

On March 13, 1896, Mayor Flynn was notified by the General Services Administration (GSA) that the Custom House was surplus to the needs of the Federal Government, and was available for purchase by the City. The BRA, acting on behalf of the City, extended to the GSA an Offer to Purchase for $11 million. The GSA accepted the BRA's offer, and the property was purchased by the BRA on October 9, 1987, with the deed recorded on October 23, 1987. In the same month, the BRA issued an RFP to redevelop the Custom House. The BRA selected the proposal of Custom House Tower Associates from the three proposals received. However, CHTA was unable to assemble a lease transaction with business terms acceptable to the BRA. Recently the Trammel Crow Company, a general partner of CHTA, withdrew from the project, thereby reopening the opportunity for a new development team to redevelop the Custom House.

The redeveloper designated pursuant to this RFP will rehabilitate the Custom House in accordance with the use, design, and preservation guidelines contained herein. The redeveloper will control the property through an 80-year lease with the BRA, and will be subject to the lease terms specified in this RFP.

The BRA is a legally authorized recipient of the property. MGL Chapter 121B Section 11(d) and Section 45 establish the acquisition of properties for disposition and rehabilitation as a valid public purpose for which public funds may be spent. In addition, the Custom House is located within the BRA's Downtown Waterfront Urban Renewal Project which was adopted in 1964. MGL 121B and the Waterfront Urban Renewal Plan grant the BRA the legal authority to assume the care, custody, and control of the Custom House.

CUSTOM HOUSE DEVELOPMENT CONCEPT

The Custom House is one of the most historically significant and prominent buildings in the City of Boston. It is designated as a Historic Landmark by the Boston Landmarks Commission and is on the State and National Registers of Historic Places. Completed in 1847, the original Custom House was at the center of Boston's 19th-century maritime commerce. It is the only work of local architect Ammi Burnham Young left standing in Boston today. The 1912 tower addition, designed by Peabody & Stearns, makes the building even more notable as Boston's first (and for nearly half a century only) skyscraper, as well as a remarkable feat of engineering.

As a building of local and national significance, it is the intention of the BRA that the Custom House be rehabilitated in a manner which preserves it as a historic resource for the people of Boston, and that it contain uses which are compatible with the building's design and history. In particular, the BRA will ensure that the exterior of both the original 1847 Custom House and the 1912 tower addition are restored and preserved according to established historic preservation guidelines. Landmark and zoning controls have been established to protect the property, and these are incorporated in this RFP as Appendixes 4 and 5, respectively. Much of the interior space of the original 1847 building has also been granted Historic Landmark designation, and thus is subject to protective historic preservation standards as well.

In addition to adherence to historic preservation standards, part of the original 1847 Custom House must contain a use which is open to the public and primarily an active cultural use such as museum or exhibit space. This public use should be related to Boston and its history in one or more fields of endeavor (such as the arts, commerce, politics, sports, etc.). This portion of the building may include retail space as well. The tower portion of the building may be rehabilitated for office or hotel use. No condominium ownership of any portion of the building is permitted.

The observation deck on the 25th floor must be reopened and made available to the visiting public on a regular basis. The Boston Edison Company has donated to the City the repair of the Custom House clock as well as exterior lighting for the building. It has also pledged to contribute toward the installation of a state-of-the-art HVAC and interior lighting system for the building (see Appendix 6).

LEASE TERMS

Six-month Tentative Designation

The redeveloper selected will be granted Tentative Designation for a period of six months. In this time the redeveloper must submit a financing plan which is satisfactory to the BRA and which includes, at a minimum, a letter of intent from a financial institution. The tentatively designated redeveloper will be required to submit a non-refundable $250,000 deposit on the date of tentative designation, and to execute a Lease Commencement Agreement (LCA) within said six-month period.

Lease Term

The designated redeveloper will enter into a long-term lease with the BRA with a lease term of 80 years. The redeveloper will be required to assume the existing mortgage obligation to the GSA. Once the mortgage obligation to the GSA has been discharged, the BRA will convey its underlying interest in the property to the City. The redeveloper will be prohibited from transferring its leasehold interest in the property during the first five years of the lease term.

Lease Payments

The redeveloper will be required to reimburse the BRA for its pre-development expenses. The repayment terms satisfactory to the BRA will be established in the LCA. Notwithstanding the above, the lease disposition price of the property will be not less than the value established by the BRA through procedures customarily accepted by the appraising profession as valid.

General Services Administration Note

In addition to the $1.1 million downpayment to the GSA which is to be repaid by the redeveloper, the GSA currently holds a $9.9 million note with the BRA secured by the Custom House property. This note carries an interest rate of 11.0% and quarterly interest-only payments until January 9, 1993, at which time it is to amortize over five years. The repayment of this note and/or the substitution of collateral required to subordinate this note with the GSA is the responsibility of the redeveloper.

The BRA has discussed with the GSA the possibility of modifying the terms of the existing note. As a result, the GSA may allow the remaining payments to continue on an interest-only basis for the term of the note (until October, 1997). In addition, the GSA may allow payments on the current note to be deferred until May, 1992. The GSA may also subordinate its note to a primary lender subject to provision of substitute security satisfactory to the GSA.

Public Improvements Funds

The City of Boston has allocated $1,770,000 to the Custom House project. These funds may be used for public improvements on the Custom House site, or may be applied instead to improvements to the exterior of the building or to the portions of the interior which will be open to the public.

MBTA Aquarium Station Improvements

The MBTA is expanding and improving its Aquarium Station on the Blue Line. Part of the improvements include a new headhouse which will be located in the northwest corner of the State Street Block building, with the entrance facing the Custom House. Associated with these improvements, the MBTA will construct a sidewalk around the west side of the State Street Block building, and may make improvements along State Street up to the Custom House.

Parking

A limited amount of parking may be permitted on the site of the Custom House as part of the public improvements. However, this parking must be approved by historic preservation review agencies as well as by the Boston Transportation Department. In the event this approval is not granted, no substitute parking arrangements will be made by the City or the BRA. No parking within the building itself is permitted.

Additional Terms

The BRA will dispose of the property in as is condition. Asbestos is present in the building, mainly in the boiler room and on steam piping. Its removal will be the responsibility of the redeveloper. An asbestos report is on file at the BRA. The redeveloper will pay the cost of any utility relocation not paid by a utility company. The BRA will incur no additional expenses in the Custom House rehabilitation project.

SELECTION CRITERIA

In selecting the redeveloper of the Custom House, the BRA will consider the following factors:

1. Compliance with the guidelines contained in this RFP, including those designed to ensure that this historic resource is rehabilitated and maintained in an appropriate manner and in accordance with all applicable historic preservation guidelines;

2. The demonstrated production and management experience, capability, and financial strength of the development team, including evidence of necessary equity funds to undertake the project, and its ability to expeditiously complete the project;

3. The financial feasibility of the proposal, including the degree to which the development team proposes to reimburse the BRA for costs associated with acquiring, holding, and disposing of the property.

SUBMISSION REQUIREMENTS

Ten copies of each submission are required in an 8-1/2" x 11" format. Submissions must be delivered to the BRA Director's Office, Room 938, Boston City Hall, by 12:00 noon on May 18, 1990.

1. Letter of interest introducing the development team, including the developer, public use entity, architect, and other consultants if known.

2. Relevant past experience of the development team.

3. Redeveloper's Statement of Public Disclosure, and the Redeveloper's Statement of Qualifications and Financial Responsibility (Appendix 1).

4. Project summary, including a description of proposed uses, public cultural use, and public amenities. Project schedule including preparation of bid documents, construction period, and lease-up schedule.

5. Development and ten-year operating pro formas (these must contain all information included in the forms in Appendix 2). These should clearly show all payments for expenses incurred by the BRA in acquiring, holding, and disposing of the property.

6. Evidence of equity funds necessary to undertake the project.

7. Letters of interest from a financial institution or other qualified source of funding for construction and/or permanent financing.

8. Description of rehabilitation approach to the building, as well as the proposed treatment of the ground plane surrounding the building.

Any questions regarding this RFP should be addressed to Pamela Wessling, Assistant Director for Urban Design and Development, at 722-4300, extension 4232.

All proposals submitted pursuant to this RFP will be publicly opened on May 18, 1990, at 12:00 noon in Room 900 of Boston City Hall.

APPENDIXES

APPENDIX 1: DISCLOSURE FORMS

HUD-4004
(9-69)

PART I

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE[1]

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

   b. Address and ZIP Code of Redeveloper:

   c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect the purchase or lease of land from

   _____
   (Name of Local Public Agency)

   in _____
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of _____, State of _____, is described as follows[2]

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the stat indicated below and is organized or operating under the laws of _____

   ☐ A corporation.

   ☐ A nonprofit or charitable institution or corporation.

   ☐ A partnership known as

   ☐ A business association or a joint venture known as

   ☐ A Federal, State, or local government or instrumentality thereof.

   ☐ Other *(explain)*

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organizat.

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal memb shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

---

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is refe to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A descri tion by metes and bounds or other technical description is acceptable, but not required.

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning than 10% of any class of stock[1]

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either th percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the perce of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each pe having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(if any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTERES

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more th 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTERES

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilita in whole or in part for *residential* purposes.)

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this It and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

   a. Total cost of any residential redevelopment. . . . . $
   b. Cost per dwelling unit of any residential redevelopment. . . . . $
   c. Total cost of any residential rehabilitation . . . . . $
   d. Cost per dwelling unit of any residential rehabilitation . . . . . $

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale price *(if to be sold)* for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	$	$

   b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

   c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)[1] _____
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowled and belief.[2]

Dated: _____ Dated: _____

_____ *Signature* _____ *Signature*

_____ *Title* _____ *Title*

_____ *Address and ZIP Code* _____ *Address and ZIP Code*

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do N Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper:

   b. Address and ZIP Code of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect t the purchase or lease of land from

   _____
   (Name of Local Public Agency)

   in _____
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of _____, State of _____
   is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other fi or firms? ☐ YES ☐ NO
   If Yes, list each such corporation or firm by name and address, specify its relationship to the Redevelop and identify the officers and directors or trustees common to the Redeveloper and such other corporation firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____ is as reflected in the attached financial statement.
   (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilitie *including contingent liabilities*, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this sub mission by more than six months, also attach an interim balance sheet not more than 60 days old.)

   b. Name and address of auditor or public accountant who performed the audit on which said financial sta ment is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK	AMOUNT
	$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE	AMOUNT
	$

c. By sale of readily salable assets:

DESCRIPTION	MARKET VALUE	MORTGAGES OR LIENS
	$	$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or *(if any)* the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a super capacity, for construction contractor or builder on undertakings comparable to the proposed redevelop work, name of such employee, name and address of employer, title of position, and brief description o work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in wh the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockho officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO
If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the l three years: $ _____.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
		$	

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY	AMOUNT	DATE OPENED
	$	

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility *(other than the financial statement referred to in Item 4a)* are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)[1] _____

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.[2]

Dated: _____	Dated: _____
_____ *Signature*	_____ *Signature*
_____ *Title*	_____ *Title*
_____ *Address and ZIP Code*	_____ *Address and ZIP Code*

[1] If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

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DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

(1) Location: _____

(2) Grantor or Lessor: _____

(3) Grantee or Lessee: _____

(4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest (including the amount of their beneficial interest accurate to within one-half percent) in the above-listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

NAME	ADDRESS	PERCENTAGE INTEREST

(5) The undersigned also acknowledged and states that none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.

Signature: _____

Date: _____

§ 40J. Disclosure statements of persons having beneficial interest in real property

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The deputy commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The deputy commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

Added by St.1980, c. 579, § 12.

1980 Enactment. St.1980, c. 579, § 12, was approved July 16, 1980, and by § 66 made effective July 1, 1981.

See, also, note under § 39A of this chapter.

Library References

States ⇐89.

C.J.S. §§ 145, 149, 150.

APPENDIX 2: FINANCIAL INFORMATION

Project _____ Date _____
Developer _____ Tel. #/Contact Person _____

COMMERCIAL DEVELOPMENT PROGRAM

TOTAL GROSS SQUARE FOOTAGE _____
- Office _____
- Retail _____
- Other (please specify) _____
- Parking (if applicable) _____

TOTAL NET SQUARE FOOTAGE _____
- Office _____
- Retail _____
- Other (please specify) _____

HOTEL DEVELOPMENT PROGRAM

TOTAL GROSS SQUARE FOOTAGE _____
- Hotel GSF _____
  - No. Rooms _____
- Parking _____
  - No. Spaces _____

RESIDENTIAL DEVELOPMENT PROGRAM

TOTAL UNITS _____
- Mix of Units
- Studio _____
- 1 Bed _____
- 2 Bed _____
- Other _____

PARKING _____ spaces

TOTAL GROSS SQUARE FOOTAGE _____ GSF _____ NSF

Average Unit Size

Studio	_____ GSF	_____ NSF
1 Bed	_____ GSF	_____ NSF
2 BED	_____ GSF	_____ NSF
Other	_____ GSF	_____ NSF

Parking ____ GSF

Project _____ Date _____

Developer _____ Tel. #/Contact Person _____

COMMERCIAL DEVELOPMENT PRO FORMA

(Estimates in 19__ Dollars)

TOTAL HARD COSTS		$_____
Rehabilitation ($_____/GSF)	$_____	
New Construction ($_____/GSF)	_____	
Parking ($_____/space)	_____	
Site Improvements ($_____/LSF)	_____	
Tenant Improvements	_____	
Office $_____/NSF		
Retail $_____/NSF		
TOTAL SOFT COSTS		$_____
Architect/Engineering	_____	
Marketing/Brokerage/Advertising	_____	
Developer's Fee	_____	
Legal	_____	
Permits & Fees (specify)	_____	
Construction Loan Interest	_____	
(___mos. @___% on average balance of $_____)	_____	
Financing Fees (specify)	_____	
Real Estate Taxes and Linkage during Construction (___ mos.)	_____	
Other Related Costs (specify)	_____	
CONTINGENCY (___% of hard costs)		$_____
TOTAL DEVELOPMENT COST		$_____
Soft Costs as % Hard Costs	_____	
Soft Costs as % Total Development Cost	_____	
Total Development Cost/GSF	_____	

Project _____ Date _____
Developer _____ Tel. #/Contact Person _____

COMMERCIAL OPERATING PRO FORMA

(Carry out of 10 years and indicate inflation factor)

COMMERCIAL INCOME		
Office (_____NSF @ $_____/NSF)	$_____	
Retail (_____NSF @ $_____/NSF)	_____	
Parking (attach parking rate structure)	_____	
Other (_____NSF @ $_____/NSF)	_____	
POTENTIAL GROSS INCOME		$_____
VACANCY (____%)		(_____)
EFFECTIVE GROSS INCOME		$_____
OPERATING EXPENSES		
Office ($_____/NSF)		$_____
Retail ($_____/NSF)		_____
Parking ($_____/space)		_____
Other ($_____/NSF)		_____
TOTAL		(_____)
NET OPERATING INCOME		$_____

Project _____ Date _____
Developer _____ Tel. #/Contact Person _____

HOTEL DEVELOPMENT PRO FORMA
(Estimates in 19__ Dollars
Using __% Inflation Factor from 19__)

TOTAL HARD COSTS		$_____
Hotel ($____/NSF)	_____	
per room ($____/room)		
Parking ($/space)	_____	
Site Costs ($____/GSF)	_____	
Office ($____/GSF)	_____	
Retail ($____/GSF)	_____	
Other (specify)	_____	
TOTAL SOFT COSTS		$_____
Architect/Engineering	_____	
Legal	_____	
Accounting	_____	
Marketing/Brokerage	_____	
Financing Fees (specify)	_____	
Developer's Fee	_____	
Construction Loan Interest	_____	
(__ Mos __% on average balance		$_____
of $_____)	_____	
HOTEL START-UP		$_____
Furniture, Fixtures & Equipment	_____	
Initial Invent. & Working Capital	_____	
Pre-Opening & Opening Costs	_____	
TOTAL START-UP COSTS		$_____
CONTINGENCY COSTS (___% of Hard Costs)		$_____
TOTAL DEVELOPMENT COSTS		$_____
Soft Costs as % Hard Costs	_____	
Soft Costs as % TDC	_____	

Project _____ Date _____
Developer _____ Tel. #/Contact Person _____

HOTEL OPERATING PRO FORMA

(Carry out 10 years and include inflation factor)

ROOMS		
Available	_____	
Average Occupancy (____%)	_____	
Average Rate ($_____)	$_____	
REVENUE		
Rooms	$_____	
Food & Beverage	_____	
Telephone	_____	
Rentals	_____	
Parking	_____	
Other	_____	
TOTAL GROSS REVENUE		$_____
Vacancy	_____	
EFF. GROSS REVENUE		($_____)
EXPENSES		
Food & Beverage Costs	$_____	
Payroll & Related	_____	
Telephone	_____	
Other Expenses	_____	
Linkage Payment	_____	
TOTAL ALLOCATED EXPENSES		($_____)
UNALLOCATED EXPENSES		
Admin. & General	$_____	
Management Fee	_____	
Marketing	_____	
Energy Costs	_____	
Property & Maintenance	_____	
Franchise Fees	_____	
Guest Entertainment	_____	
Replacement Reserves	_____	
TOTAL UNALLOCATED EXPENSES		($_____)
TOTAL EXPENSES		($_____)
INSURANCE ON BUILDING AND CONTENTS		($_____)
NET OPERATING INCOME		$_____

APPENDIX 3: HISTORIC REHABILITATION STANDARDS

U.S. Department
of the Interior

National Park Service

THE SECRETARY OF THE INTERIOR'S

STANDARDS FOR REHABILITATION

and Guidelines for Rehabilitating Historic Buildings

Reprinted April, 1982
Department of the State Secretary
Massachusetts Historical Commission

Michael Joseph Connolly, Chairman

MASSACHUSETTS
HISTORICAL
COMMISSION

"Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The following "Standards for Rehabilitation" shall be used by the Secretary of the Interior when determining if a rehabilitation project qualifies as "certified rehabilitation" pursuant to the Tax Reform Act of 1976, the Revenue Act of 1978, and the Economic Recovery Tax Act of 1981. These standards are a section of the Secretary's "Standards for Historic Preservation Projects" and appear in Title 36 of the Code of Federal Regulations, Part 67 (formerly 36 CFR Part 1208).

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following guidelines are designed to help individual property owners formulate plans for the rehabilitation, preservation, and continued use of historic buildings consistent with the intent of the Secretary of the Interior's "Standards for Rehabilitation." The guidelines pertain to buildings of all occupancy and construction types, sizes, and materials. They apply to permanent and temporary construction on the exterior and interior of historic buildings as well as new attached or adjacent construction.

Techniques, treatments, and methods consistent with the Secretary's "Standards for Rehabilitation" are listed in the "recommended" column on the left. Not all recommendations listed under a treatment will apply to each project proposal. Rehabilitation approaches, materials, and methods which may adversely affect a building's architectural and historic qualities are listed in the "not recommended" column on the right. Every effort will be made to update and expand the guidelines as additional techniques and treatments become known.

Specific information on rehabilitation and preservation technology may be obtained by writing to the Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240, or the appropriate State Historic Preservation Officer. Advice should also be sought from qualified professionals, including architects, architectural historians, and archeologists skilled in the preservation, restoration, and rehabilitation of old buildings.

THE ENVIRONMENT

Recommended	*Not Recommended*
Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.	Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.
Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building setbacks that have traditionally linked buildings to their environment.	Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.
Using new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the neighborhood in size, scale, material and color.	Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or are inappropriate to the neighborhood.

BUILDING SITE

Recommended	*Not Recommended*
Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.	
Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.	Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.
Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.	Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

BUILDING SITE—continued

Recommended	*Not Recommended*
Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.	

Archeological features

Recommended	*Not Recommended*
Leaving known archeological resources intact.	Installing underground utilities, pavements, and other modern features that disturb archeological resources.
Minimizing disturbance of terrain around the structure, thus reducing the possibility of destroying unknown archeological resources.	Introducing heavy machinery or equipment into areas where their presence may disturb archeological resources.
Arranging for an archeological survey of all terrain that must be disturbed during the rehabilitation program. The survey should be conducted by a professional archeologist.	

BUILDING: STRUCTURAL SYSTEMS

Recommended	*Not Recommended*
Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.	Disturbing existing foundations with new excavations that undermine the structural stability of the building.
Undertaking stabilization and repair of weakened structural members and systems.	Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.
Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.	

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended *	*Not Recommended*
Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.	Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.
Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.	Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.
Duplicating old mortar in composition, color, and texture.	Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.
Duplicating old mortar in joint size, method of application, and joint profile.	Repointing with mortar joints of a differing size or joint profile, texture or color.
Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.	
Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.	Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

* For more information consult Preservation Briefs: 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2: "Repointing Mortar Joints in Historic Brick Buildings" (Washington, D.C.: Heritage Conservation and Recreation Service, 1975 and 1976). Both are available from the Government Printing Office or State Historic Preservation Officers.

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended	*Not Recommended*
Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.	Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.
Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.	Removing architectural features such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.
Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.	Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended	*Not Recommended*
Retaining and preserving significant architectural features, wherever possible.	Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrate the continuity of growth and change.
Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape, and texture the old as closely as possible.	Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum and zinc

Recommended	*Not Recommended*
Retaining original material, whenever possible.	Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Architectural Metals: Cast iron, steel, pressed tin, aluminum and zinc

Recommended	*Not Recommended*
Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.	Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and Roofing

Recommended	*Not Recommended*
Preserving the original roof shape.	Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.
Retaining the original roofing material, whenever possible.	Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.
Providing adequate roof drainage and insuring that the roofing materials provide a weathertight covering for the structure.	
Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.	Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.
Preserving or replacing where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.	Stripping the roof of architectural features important to its character.

Windows and Doors

Recommended *	*Not Recommended*
Retaining and repairing window and door openings, frames, sash, glass, doors, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.	Introducing or changing the location or size of windows, doors, and other openings that alter the architectural and historic character of the building.

Windows and Doors

*Recommended**	*Not Recommended*
	Replacing window and door features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
	Removing window and door features that can be repaired where such features contribute to the historic and architectural character of the building.
	Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of the building.
Improving the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows and doors which are compatible with the character of the building and which do not damage window or door frames.	Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and which detract from the character of the building.
	Installing new exterior storm windows and doors which are inappropriate in size or color, which are inoperable, or which require removal of original windows and doors.
	Installing interior storm windows that allow moisture to accumulate and damage the window.
Replacing missing or irreparable windows on significant facades with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.	Replacing sash which contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

*For more information consult Preservation Briefs: 3: "Conserving Energy in Historic Buildings" (Washington, D.C. Heritage Conservation and Recreation Service, 1978). It is available from the Government Printing Office or State Historic Preservation Officers.

Windows and Doors

Recommended

Not Recommended

Installing heating/air conditioning units in the window frames when the sash and frames may be damaged. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

Storefronts

Recommended

Retaining and repairing existing storefronts including windows, sash, doors, transoms, signage, and decorative features where such features contribute to the architectural and historic character of the building.

Where original or early storefronts no longer exist or are too deteriorated to save, retaining the commercial character of the building through 1) contemporary design which is compatible with the scale, design, materials, color, and texture of the historic buildings; or 2) an accurate restoration of the storefront based on historical research and physical evidence.

Not Recommended

Introducing a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting or which causes destruction of significant historic fabric.

Using materials which detract from the historic or architectural character of the building, such as mirrored glass.

Altering the entrance through a significant storefront.

Entrances, porches, and steps

Recommended

Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Not Recommended

Removing or altering porches and steps that are appropriate to the building's development and style.

BUILDING: EXTERIOR FEATURES—continued

Entrances, porches, and steps

Recommended

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Stripping porches and steps or original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Recommended

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.

Not Recommended

Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanentently damage the surface. Also, stripping obliterates evidence the historical paint finishes.

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

BUILDING: INTERIOR FEATURES

Recommended

Retaining original material, architectural features, and hardware, whenever possible, such as stairs, elevators, hand rails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantel pieces, paneling, lighting fixtures, parquet or mosaic flooring.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Not Recommended

Removing original material, architectural features, and hardware, except where essential for safety or efficiency.

Replacing interior doors and transoms without investigating alternative fire protection measures or possible code variances.

Installing new decorative material and paneling which destroys significant architectural features or was unavailable when the building was constructed, such as vinyl plastic or imitation wood wall and floor coverings, except in utility areas such as bathrooms and kitchens.

BUILDING: INTERIOR FEATURES—continued

Recommended	*Not Recommended*
Retaining original plaster, whenever possible.	Removing plaster to expose brick to give the wall an appearance it never had.
Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with colors, wallpapers or decorative motifs based on the original.	Changing the texture and patina of exposed wooden architectural features (including structural members) and masonry surfaces through sandblasting or use of other abrasive techniques to remove paint, discoloration and plaster, except in certain industrial or warehouse buildings where the interior masonry or plaster surfaces do not have significant design, detailing, tooling, or finish; and where wooden architectural features are not finished, molded, beaded, or worked by hand.
Where required by code, enclosing an important interior stairway in such a way as to retain its character. In many cases glazed fire rated walls may be used.	Enclosing important stairways with ordinary fire rated construction which destroys the architectural character of the stair and the space.
Retaining the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.	Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.

NEW CONSTRUCTION

Recommended	*Not Recommended*
Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.	
Designing new work to be compatible in materials, size, color, and texture with the earlier building and the neighborhood.	Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

Recommended	*Not Recommended*
Using contemporary designs compatible with the character and mood of the building or the neighborhood.	Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.
	Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.
	Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.
Protecting architectural details and features that contribute to the character of the building.	
Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.	Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION

Recommended	*Not Recommended*
Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.	Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical systems.
Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.	Attaching exterior electrical and telephone cables to the principal elevations of the building.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION—continued

Recommended	*Not Recommended*
Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.	Installing vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.
	Concealing or "making invisible" mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.
	Installing "dropped" acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.
Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.	
Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.	Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.

SAFETY AND CODE REQUIREMENTS

Recommended	*Not Recommended*
Complying with code requirements in such a manner that the essential character of a building is preserved intact.	
Working with local code officials to investigate alternative life safety measures that preserve the architectural integrity of the building.	
Investigating variances for historic properties allowed under some local codes.	

Recommended	*Not Recommended*
Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance or fabric of a property.	
Adding new stairways and elevators that do not alter existing exit facilities or other important architectural features and spaces of the building.	Adding new stairways and elevators that alter existing exit facilities or important architectural features and spaces of the building.

National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

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BOSTON LANDMARKS COMMISSION - STANDARDS AND CRITERIA

Introductory Statement on Standards and Criteria to be Used in Evaluating Applications for Certificates

Per Sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts) Standards and Criteria must be adopted for each Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. Before a Certificate of Design Approval or Certificate of the Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purposes of the statute.

The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation. The intent of these guidelines is to help local officials, designers, and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily insure approval, nor are they absolute, but any request for variance from them must demonstrate the reasons for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

As intended by the statute a wide variety of buildings and features are included within the area open to Landmark Designation, and an equally wide range exists in the latitude allowed for change. Some properties of truly exceptional architectural and/or historical value will permit only the most minor modifications, while for some others the Commission encourages changes and additions with a contemporary approach, consistant with the properties' existing features and changed uses.

In general, the intent of the Standards and Criteria is to preserve existing qualities that cause designation of a property; however, in some cases they have been so structured as to encourage the removal of additions that have lessened the integrity of the property.

It is recognized that changes will be required in designated properties for a wide variety of reasons, not all of which are under the complete control of the Commission or the owners. Primary examples are:

a) Building code conformance and safety requirements.

b) Changes necessitated by the introduction of modern mechanical and electrical systems.

c) Changes due to proposed new uses of a property.

The response to these requirements may, in some cases, present conflicts with the Standards and Criteria for a particular property. The Commission's evaluation of an application will be based upon the degree to which such changes are in harmony with the character of the property.

In some cases, priorities have been assigned within the Standards and Criteria as an aid to property owners in identifying the most critical design features.

The Standards and Criteria have been divided into two levels: (1) those general ones that are common to almost all landmark designations (with three different categories for buildings, building interiors and landscape features); and (2) those specific ones that apply to each particular property that is designated. In every case the Specific Standard and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

9.2 General Standards and Criteria

A. APPROACH

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general this will minimize the exterior alterations that will be allowed.

2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected. ("Later integral features" shall be the term used to convey this concept.)

3. Deteriorated material or architectural features, whenever possible, should be repaired rather than replaced or removed.

4. When replacement of architectural features is necessary it should be based on physical or documentary evidence of original or later integral features.

5. New materials should, whenever possible, match the material being replaced in physical properties, design, color, texture and other visual qualities. The use of imitation replacement materials is generally discouraged.

6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.

7. Contemporary design is encouraged for new additions; thus, they must not necessarily be imitative of an earlier style or period.

8. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

9. Priority shall be given to those portions of the property which are visible from public ways or which it can be reasonably inferred may be in the future.

10. Color will be considered as part of specific standards and criteria that apply to a particular property.

B. EXTERIOR WALLS

I. MASONRY

1. Retain whenever possible, original masonry and mortar.

2. Duplicate original mortar in composition, color, texture, joint size, joint profile and method of application.

3. Repair and replace deteriorated masonry with material which matches as closely as possible.

4. When necessary to clean masonry, use gentlest method possible. Do not sandblast. Doing so changes the visual quality of the material and accelerates deterioration. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).

5. Avoid applying waterproofing or water repellent coating to masonry, unless required to solve a specific problem. Such coatings can accelerate deterioration.

6. In general, do not paint masonry surfaces. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

II NON-MASONRY

1. Retain and repair original or later integral material whenever possible.

2. Retain and repair, when necessary, deteriorated material with material that matches.

C. ROOFS

1. Preserve the integrity of the original or later integral roof shape.

2. Retain original roof covering whenever possible.

3. Whenever possible, replace deteriorated roof covering with material which matches the old in composition, size shape, color, texture, and installation detail.

4. Preserve architectural features which give the roof its character, such as cornices, gutters, iron filigree, cupolas, dormers, brackets.

D. WINDOWS AND DOORS

1. Retain original and later integral door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.

2. Whenever possible, repair and retain original or later integral window elements such as sash, lintels, sills, architraves, glass, shutters and other decorations and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.

3. On some properties consideration will be given to changing from the original window details to other expressions such as to a minimal anonymous treatment by the use of a single light, when consideration of cost, energy conservation or appropriateness override the desire for historical accuracy. In such cases, consideration must be given to the resulting effect on the interior as well as the exterior of the building.

E. PORCHES, STEPS AND EXTERIOR ARCHITECTURAL ELEMENTS

1. Retain and repair porches and steps that are original or later integral features including such items as railings, balusters, columns, posts, brackets, roofs, ironwork, benches, fountains, statues and decorative items.

F. SIGNS, MARQUEES AND AWNINGS

1. Signs, marquees and awnings integral to the building ornamentation or architectural detailing shall be retained and repaired where necessary.

2. New signs, marquees and awnings shall not detract from the essential form of the building nor obscure its architectural features.

3. New signs, marquees and awnings shall be of a size and material compatible with the building and its current use.

4. Signs, marquees and awnings applied to the building shall be applied in such a way that they could be removed without damaging the building.

5. All signs added to the building shall be part of one system of design, or reflect a design concept appropriate to the communication intent.

6. Lettering forms or typeface will be evaluated for the specific use intended, but generally shall either be contemporary or relate to the period of the building or its later integral features.

7. Lighting of signs will be evaluated for the specific use intended, but generally illumination of a sign shall not dominate illumination of the building.

8. The foregoing not withstanding, signs are viewed as the most appropriate vehicle for imaginative and creative expression, especially in structures being reused for purposes different from the original, and it is not the Commission's intent to stifle a creative approach to signage.

G PENTHOUSES

1. The objective of preserving the integrity of the original or later integral roof shape shall provide the basic criteria in judging whether a penthouse can be added to a roof. Height of a building, prominence of roof form, and visibility shall govern whether a penthouse will be approved.

2. Minimizing or eliminating the visual impact of the penthouse is the general objective and the following guidelines shall be followed:

   a) Location shall be selected where the penthouse is not visible from the street or adjacent buildings; setbacks shall be utilized.

   b) Overall height or other dimensions shall be kept to a point where the penthouse is not seen from the street or adjacent buildings.

   c) Exterior treatment shall relate to the materials, color and texture of the building or to other materials integral to the period and character of the building, typically used for appendages.

   d) Openings in a penthouse shall relate to the building in proportion, type and size of opening, wherever visually apparent.

H LANDSCAPE FEATURES

1. The general intent is to preserve the existing or later integral landscape features that enhance the landmark property.

2. It is recognized that often the environment surrounding the property has a character, scale and street pattern quite different from that existing when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the landmark and its newer surroundings.

3. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the landmark or site. Additional landforms will only be considered if they will not obscure the exterior of the landmark.

4. Original layout and materials of the walks, steps, and paved areas should be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the landmark.

5. Existing healthy plant materials should be maintained as long as possible. New plant materials should be added on a schedule that will assure a continuity in the original landscape design and its later adaptations.

6. Maintenance of, removal of, and additions to plant materials should consider maintaining existing vistas of the landmark.

I EXTERIOR LIGHTING

1. There are three aspects of lighting related to the exterior of the building:

   a) Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.

   b) Quality of illumination on building exterior.

   c) Interior lighting as seen from the exterior.

2. Wherever integral to the building, original lighting fixtures shall be retained. Supplementary illumination may be added where appropriate to the current use of the building.

3. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:

   a) Accurate representation of the original period, based on physical or documentary evidence.

   b) Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.

   c) New lighting fixtures which are contemporary in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.

4. If a fixture is to be replaced, the new exterior lighting shall be located where intended in the original design. If supplementary lighting is added, the new location shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.

5. Interior lighting shall only be reviewed when its character has a significant effect on the exterior of the building; that is, when the view of the illuminated fixtures themselves, or the quality and color of the light they produce, is clearly visible through the exterior fenestration.

J. REMOVAL OF LATER ADDITIONS AND ALTERATIONS

1. Each property will be separately studied to determine if later additions and alterations can, or should, be removed. It is not possible to provide one general guideline.

2. Factors that will be considered include:

   a) Compatibility with the original property's integrity in scale, materials and character.

   b) Historic association with the property.

   c) Quality in the design and execution of the addition.

   d) Functional usefulness.

8.2 General Standards and Criteria

A. APPROACH

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general this will minimize the exterior alterations that will be allowed.

2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected. ("Later integral features" shall be the term used to convey this concept.)

3. Deteriorated material or architectural features, whenever possible, should be repaired rather than replaced or removed.

4. When replacement of architectural features is necessary it should be based on physical or documentary evidence of original or later integral features.

5. New materials should, whenever possible, match the material being replaced in physical properties, design, color texture and other visual qualities. The use of imitation replacement materials is generally discouraged.

6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.

7. Contemporary design is encouraged for new additions; thus, they must not necessarily be imitative of an earlier style or period.

8. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

9. Priority shall be given to those portions of the property which are visible from public ways or which it can be reasonably inferred may be in the future.

10. Color will be considered as part of specific standards and criteria that apply to a particular property.

B. EXTERIOR WALLS

I. MASONRY

1. Retain whenever possible, original masonry and mortar.

2. Duplicate original mortar in compostion, color, texture, joint size, joint profile and method of application.

3. Repair and replace deteriorated masonry with material which matches as closely as possible.

4. When necessary to clean masonry, use gentlest method possible. Do not sandblast. Doing so changes the visual quality of the material and accelerates deterioration. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).

5. Avoid applying waterproofing or water repellent coating to masonry, unless required to solve a specific problem. Such coatings can accelerate deterioration.

6. In general, do not paint masonry surfaces. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

II. NON-MASONRY

1. Retain and repair original or later integral material whenever possible.

2. Retain and repair, when necessary, deteriorated material with material that matches.

C. ROOFS

1. Preserve the integrity of the original or later integral roof shape.

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   b) Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.

   c) New lighting fixtures which are contemporary in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.

4. If a fixture is to be replaced, the new exterior lighting shall be located where intended in the original design. If supplementary lighting is added, the new location shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.

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   a) Compatibility with the original property's integrity in scale, materials and character.

   b) Historic association with the property.

   c) Quality in the design and execution of the addition.

   d) Functional usefulness.

Section 9.0 SPECIFIC STANDARDS AND CRITERIA: The U.S. Custom House

The intention of these standards is to preserve the architectural integrity and appearance of the building, both the original structure and in the added tower, which has been carefully maintained throughout its history. The general approach is to allow minimal change to those elements which are essential to the architectural integrity of the building and to encourage such changes to other elements, or to control them in a manner that enhances the appearance of the building. Because extensive documentary evidence of the Custom House exists, future changes based on such evidence will be encouraged.

BUILDING MASS

1. No additions shall be permitted to the existing massing of the building.

EXTERIOR WALLS AND ROOF

1. No new openings shall be allowed within the granite walls.

2. Original basement openings which have been closed-in may be reopened, and service access to the building shall be located within the basement-level openings on McKinley Square.

3. Reopening of windows which once existed in the frieze may be considered, as documented in historic photographs.

4. No duct work or exposed conduit may be installed on the exterior walls.

5. Roof tiles shall be repaired and any necessary replacements shall match the existing tiles.

6. Original masonry and mortar shall be retained whenever possible.

7. Original mortar shall be duplicated in compostion, color, texture, joint size, joint profile and method of application.

8. Deteriorated masonry shall be repaired and replaced with material which matches as closely as possible.

9. When necessary to clean masonry, the gentlest method possible shall be used. Sandblasting is prohibited. Test patches should always be conducted and examined through a full set of seasons prior to cleaning.

10. Waterproofing or water repellent coating shall not be applied to masonry, unless required to solve a specific problem, since such coatings can accelerate deterioration.

11. Masonry surfaces shall not be painted.

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11. Masonry surfaces shall not be painted.

TOWER

1. Alterations to the existing enclosure on the observation deck should attempt to minimize the visibility of the metal screening with appropriate paint treatment or with non-reflective metal.

2. Dish antennas and similar conspicuous communication devices are not permitted. Unobtrusive needle antennas similar to the existing may be allowed but are not encouraged.

3. Restoration of the original revolving beacon is encouraged, and should be incorporated into the stainless steel cap.

4. The pressed copper spandrels and grillework may be cleaned using acceptable techniques for preservation of exterior copper.

5. The illuminated clock faces and hands are a significant visual feature on the city skyline and shall be maintained in working order.

6. The copper cresting above the clock face level shall be retained, and when replacement is necessary, identical material and design shall be used.

7. Fixtures installed for uplighting of the tower should be mounted inconspicuously; the introduction of a multi-colored scheme is not encouraged.

WINDOWS

1. Copper-clad six-over-six light windows exist under the porticos facing India St. and McKinley Square. These windows (which appear to date from the Peabody and Stearns work on the building) shall be retained and repaired. Since these windows are metal-clad, metal replacement windows for other window openings are acceptable, provided they have through muntins and duplicate as closely as possible the configuration, profile, recess, and color of the copper-clad windows. Replacements may also be wood-constructed with a through-muntin assembly, with paint color to match the existing six-over-six or the condition on the upper elevations. Particular attention should be directed to recreating the framing sections and matching the finish in color. Another acceptable option is replication of the original (1837-47) window unit configuration for that portion of the building, based on documentary evidence . Young's architectural renderings indicate double-hung eight-over-eight sash. No tinted or reflective-coated glass shall be allowed.

2. Replacement of the metal factory sash (dating to 1950) in the 1837 portion of the building is encouraged.

3. Awnings over window openings are not allowed.

4. Existing basement level windows date from the 1916 alterations to the building and should be retained.

5. Removal of the mesh grilles over the basement windows is encouraged.

6. If the scuttles below the basement windows are proposed for removal, one should be maintained as evidence of their original function.
7. New window grilles should be substantial in appearance and relate to a classical motif present elsewhere on the building, such as the Roman grating.

8. No balconies shall be allowed.

9. Removal of protruding window unit air conditioners is encouraged.

10. All proposals for HVAC equipment shall be reviewed by the Commission, and such equipment shall be concealed within the integral architectural features of the building.

ENTRANCES

1. The elaborate doors within the porticos at the McKinley Sq. and India St. entrances should be cleaned and preserved. The contemporary oak doors at the flanking street-level entrances and the airlocks may be replaced. The design and materials of replacement doors should relate to classically-inspired detailing elsewhere within the building.

2. An appropriate handicap access through the street-level entrance facing Central St. is recommended.

3. Canopies may be installed over street-level entryways.

4. Exterior lighting fixtures should be mounted within the opening of each entryway or recreate the early freestanding decorative lighting standards revealed in historic photos. The existing contemporary fixtures here are inappropriate, and should be replaced.

5. Replacement of the stair railings on India St. is encouraged, provided that their replacements are compatible with the architectural character and dignity of the building.

SIGNS

1. Wall plaques should be mounted into mortar joints and not into the masonry, which has remarkably few boring scars from signs. The use of interior window signs, free-standing kiosks, and banners is preferred to wall-mounted signs.

2. Protruding signs are not allowed. No back-lit signs shall be allowed.

MISCELLANEOUS EXTERIOR FEATURES.

1. Anti-pigeon devices shall be non-reflective and located unobtrusively.

2. Copper roof flashing shall be retained and repaired wherever possible.

3. Alterations to the paving surrounding the Custom House and the introduction of street furniture, planters, lighting devices and the like shall be subject to the review of the Commission.

INTERIOR

The designation applies to the street-level lobby with its vaulted passages and to the full rotunda space and flanking passageways on the upper floors within the original 1837 building.

1. The ceiling vaulting at of the street level lobby shall be maintained.

2. The volume of the rotunda space shall not be interrupted, and all service elements should be located within the street-level space. The design of such installations should reinforce the style of the building or be of a restrained contemporary design.

3. No original material surface covering shall be removed. The marble flooring tiles shall be preserved and not covered permanently. The granite or marble surfaces shall not be painted.

4. Cleaning of the marble is not encouraged. If necessary, it should occur with professional supervision and only after careful evaluation of a sample test patch.

5. The installation of replacement lighting fixtures of a more traditional design is encouraged. No exposed conduit shall be allowed. Suspended fixtures and wall sconces are preferable to ceiling-mounted fixtures.

6. Relocation of the exposed sprinkler system is recommended.

7. Restoration of the decorative cast metal elevator door surrounds is recommended.

8. Replacement of the contemporary flush metal elevator doors is recommended.

9. The decorative iron stair rails (now painted) on the upper levels of the rotunda should be restored to their original finish based on professional conservation practices.

10. Interior illumination of the dome should be achieved with inconspicuous fixtures.

11. Signs should be respectful of the design elements within the rotunda; contemporary typeface and plastic signs are discouraged.

APPENDIX 4: BOSTON LANDMARKS DESIGNATION

[illegible]

[illegible] presented [illegible] for signing. If the Mayor [illegible] to file the [illegible] form with the City Clerk [illegible] veto the designation neither signed nor filed shall be deemed approved by the Mayor after the sixteenth day.

[illegible] within sixty days following [illegible] City Council can override a designation [illegible] In the absence of action, the designation [illegible] sixty-first day.

[illegible] Commission urges that you approve the [illegible] properly submitted in this letter.

[illegible]

Chairperson

Attachments: Maps and Study Reports

VOTE OF DESIGNATION BY THE
BOSTON LANDMARKS COMMISSION

VOTED: That the Boston Landmarks Commission designate the U.S. Custom House, at 2 India St., McKinley Square, Boston as a Landmark; such designation includes the general characteristics, standards and criteria, and parcel boundary indicated below and contained in the U.S. Custom House Study Report, as amended. The designation will be effective upon the transfer of title from the U.S. Government to the City of Boston or to any other party.

VOTING IN FAVOR:	Blank	Lang
	Bianchi	Davis
	Anderson	Alexander
	Harrell	Zellner
	Schwartz	
VOTING IN OPPOSITION:		

GENERAL CHARACTERISTICS OF THE PROPERTY: The U.S. Custom H use possesses exceptional local, state, and national signficance as a tangible reminder of Boston's prolific history as a major American port, the most active in New England, in the nineteenth century. It is similarly outstanding for its architecture: both the Greek Revival style original section (1837-47) by Ammi B. Young, and its Classical Revival 495 foot tower addition (1912-15) and interior spaces designed by Peabody and Stearns. The landmark tower, with its familiar clocks, emblematic figures, eagles and distinctive pyrimidal top, retains a singularly prominent silhouette on the Boston skyline.

BOUNDARIES OF THE DESIGNATED PROPERTY: U.S. Custom House is located at 2 India St., McKinley Sq., Boston, Ward 3, Parcel #3822.

INTERIOR ELEMENTS DESIGNATED: The rotunda, ancillary spaces, and entries and passageways to the rotunda.

SEE SEPARATE VOTE DESIGNATING INTERIOR

VOTE OF DESIGNATION BY THE
BOSTON LANDMARKS COMMISSION

GENERAL STANDARDS & CRITERIA
TO BE APPLIED: As described in the attachments entitled: "Boston Landmarks Commission Standards & Criteria" and "Specific Standards & Criteria, The U. S. Custom House", documents being included in the study report dated, June 26, 1986, as amended both included in the study report for the subject property.

It is noted as part of this vote that the Study Report by the BLC staff is not an Historic Structures Report, as is commonly understood to be an analysis of the existing conditions and materials of the structure and the relationship of such elements to the building's history and significance. Should such an Historic Structu Report be completed that provides relevant information, the Boston Landmarks Commission as provided for in Chapter 772, of the Acts of 1975, as amended, will consider requests to amend the above Specific Standards & Criteria in order to achieve the highest standard of preservation possible for the property.

APPROVED BY THE BOSTON
LANDMARKS COMMISSION:

Date Approved: July 29, 1986

Attest: Judith B. McDonough
(Secretary to the Commission)

PRESENTED TO THE MAYOR:

_____
(Date)

APPROVED BY THE MAYOR:

Date of Approval August 1, 1986

Raymond L. Flynn
(Mayor)

PRESENTED TO CITY COUNCIL:

APPROVED/DISAPPROVED BY CITY COUNCIL

_____
(Date)

Attest: _____
(City Clerk)

The foregoing, having been approved by the Mayor August 1, 1986, and within thirty days after said approval, having been neither approved nor disapproved by the City Council, is deemed approved in accordance with the provisions of Chapter 772 of the Acts of 1975, as amended.

City Clerk

VOTE OF DESIGNATION BY THE
BOSTON LANDMARKS COMMISSION

INTERIOR

VOTED: That the Boston Landmarks Commission designate as a Landmark portions of the interior of the U. S. Custom House, 2 India St., Boston, MA., such designation includes the general characteristics, standards and criteria, and parcel boundary indicated below and contained in the U.S. Custom House Study Report, as amended. The designation will be effective upon the transfer of title from the U.S. Government to the City of Boston or to any other party.

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	Bianchi	Davis
	Anderson	Alexander
	Harrell	Zellner
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BOUNDARIES OF THE DESIGNATED PROPERTY:

U.S. Custom House is located at 2 India St., McKinley Sq., Boston, Ward 3, Parcel #3822.

INTERIOR ELEMENTS DESIGNATED: The public spaces of the street-level lobby including the vaulted passageways and the full domed rotunda space on the upper floors with the associated stairways and sections leading to the windows and doorways within the original 1837 building.; this includes the spacial volumes and arrangements and all associated surfaces (walls, ceilings, floors, and doors), see attached maps.

VOTE OF DESIGNATION BY THE
BOSTON LANDMARKS COMMISSION

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LANDMARKS COMMISSION:

Date Approved: July 29, 1986

Attest: Judith B. McDonough
(Secretary to the Commission)

PRESENTED TO THE MAYOR:

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(Date)

APPROVED BY THE MAYOR:

Date of Approval August 1, 1986

Raymond L. Flynn
(Mayor)

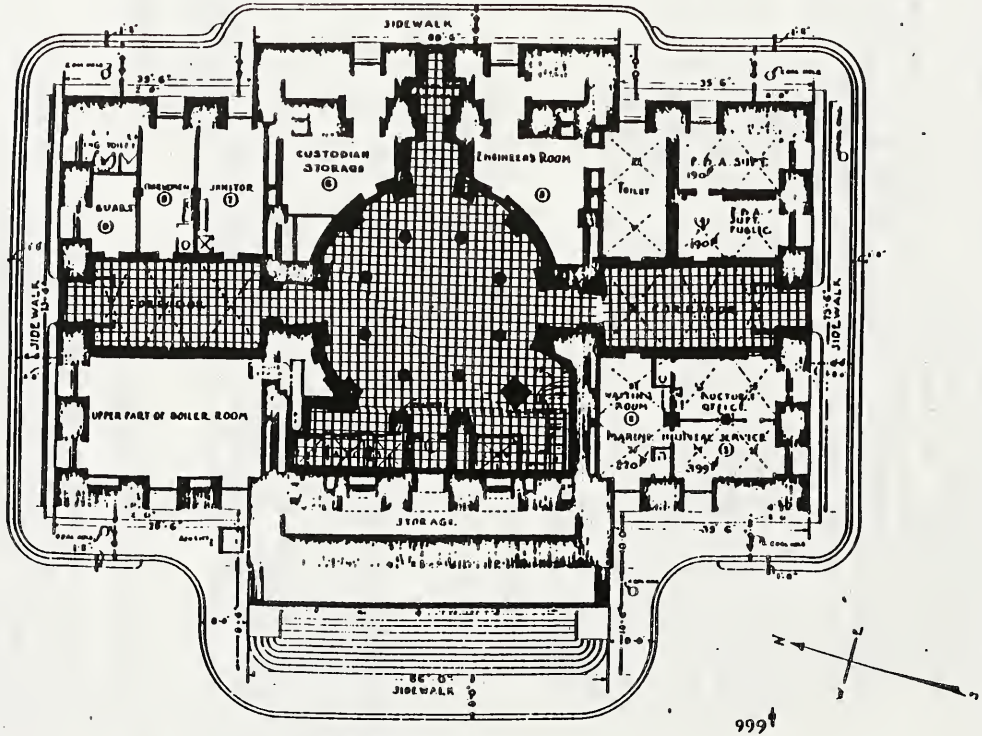
PRESENTED TO CITY COUNCIL:

APPROVED/DISAPPROVED BY CITY COUNCIL

_____
(Date)

Attest: _____
(City Clerk)

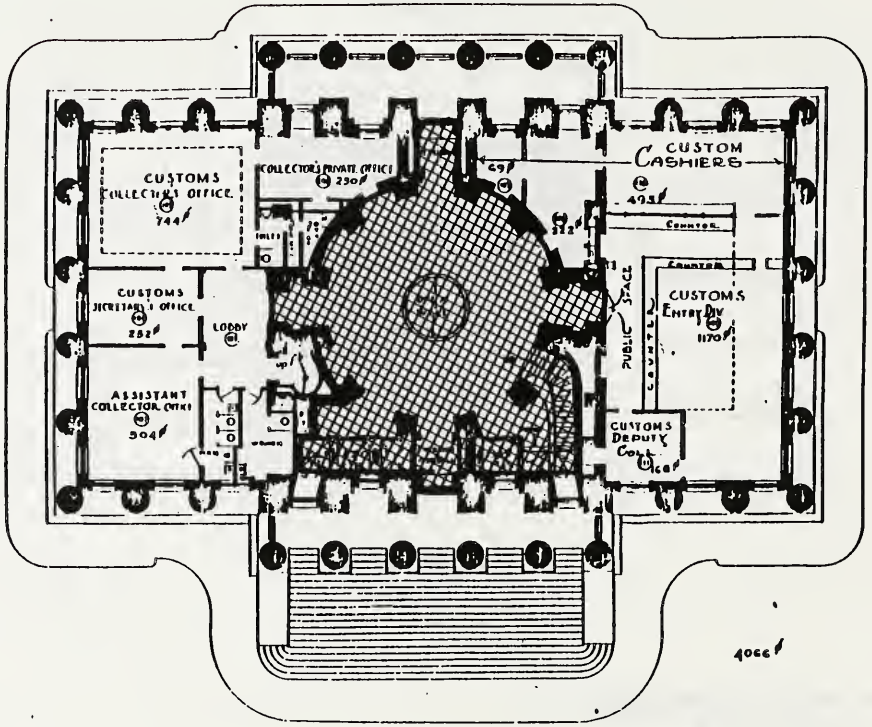
Interior Designation
indicated by shaded area



BASEMENT PLAN
U.S. CUSTOMS — MARINE HOSPITAL SERVICE

EXTENSION UNITED STATES CUSTOM HOUSE	SCALE 1/16"=1'-0"

— Interior Designation indicated by shaded area

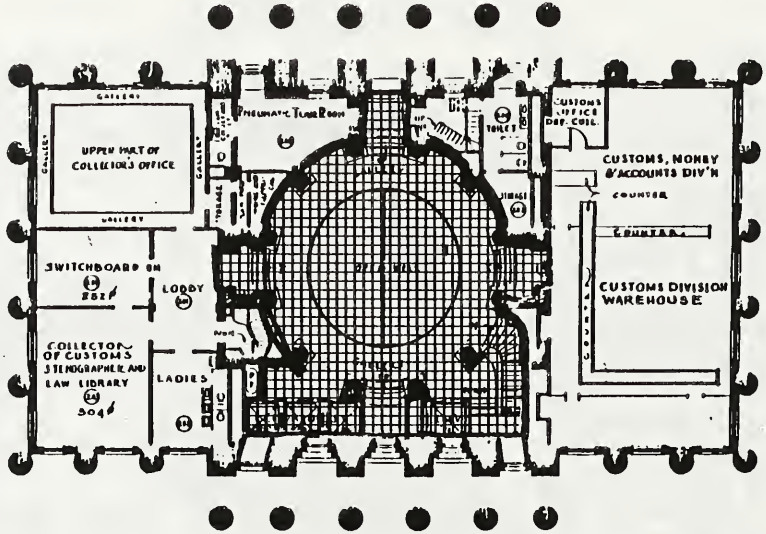


FIRST FLOOR PLAN
U.S. CUSTOMS
TREASURY DEPT.

EXTENSION UNITED STATES CUSTOM HOUSE BOSTON MASSACHUSETTS R. ADDY & STEARNS ARCHITECTS BOSTON	SCALE 1/16"=1'-0" 3

Corrected 2/15/21-DC

— Interior Designation indicated by shaded area



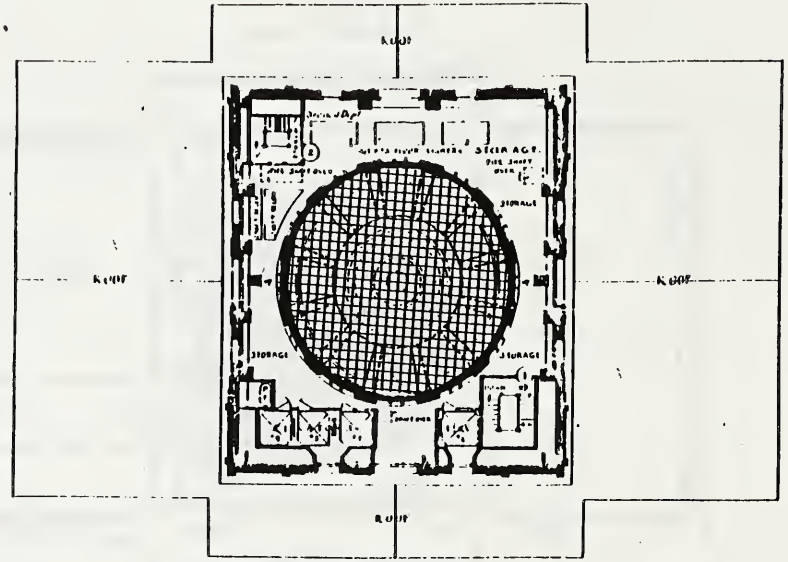
SECOND FLOOR PLAN
U.S. CUSTOMS

1972

EXTENSION UNITED STATES CUSTOM HOUSE BOSTON MASSACHUSETTS PEABODY & STEARNS ARCHITECTS BOSTON	SCALE 1/16"=1'-0" 4

CORRECTED TO 11-4-40 MPR

— Interior Designation
indicated by shaded area

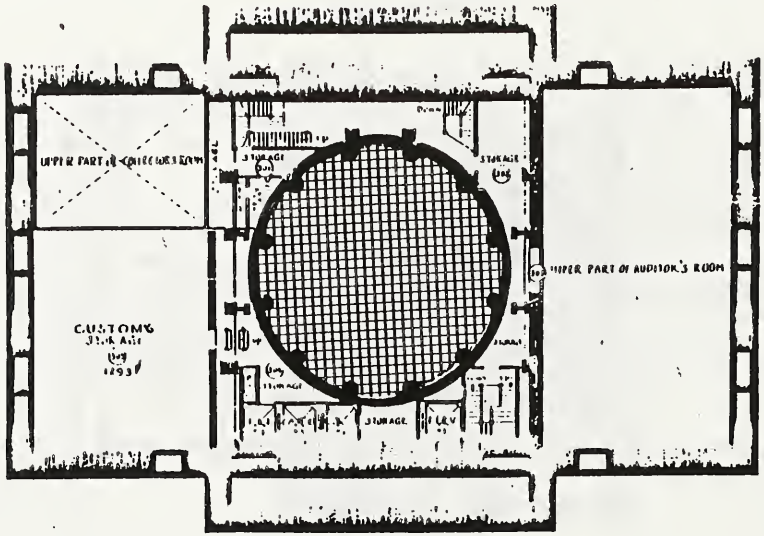


DOME FLOOR PLAN
U.S CUSTOMS

EXTENSION UNITED STATES CUSTOM HOUSE BOSTON MASSACHUSETTS PEABODY & STEARNS ARCHITECTS BOSTON	SCALE 1/16"=1'-0" 6

CORRECTED TO 11-4-43 REV. 3-8-38 WDC

— Interior Designation
indicated by shaded area



THIRD FLOOR PLAN
U. S. CUSTOMS

1293

EXTENSION
UNITED STATES CUSTOM HOUSE
BOSTON MASSACHUSETTS
PEABODY & STEARNS ARCHITECTS BOSTON

SCALE
1/16" = 1'-0"

5

CORRECTED TO 11-4-43
KWU 7-8-38
WOC

APPENDIX 5: ZONING AMENDMENT

Map Amendment Application No. 252
Boston Redevelopment Authority
Boston Proper: Custom House area
Development Plan
B-10 to B-10-U

MAP AMENDMENT NO. 194

EFFECTIVE
July 24, 1986†

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956 as amended, after due report, notice, and hearing does hereby approve the "Development Plan/U.S. Custom House," dated June 26, 1986, and approved by the Authority July 10, 1986, and amend Map 1 - Boston Proper, of the series of maps entitled "Zoning Districts - City of Boston" as established under Chapter 665 of the Acts of 1956, as amended, as follows:

By adding the suffix "U", indicating urban renewal area overlay district, to the existing B-10 designation of a parcel of land bounded as follows:

SOUTHWESTERLY, by the northeasterly line of the property at 1-9 India Street and an extension of said line to the center line of State Street;

NORTHWESTERLY, by the center line of State Street, as that line is also a boundary of an existing B-8 district;

NORTHEASTERLY, by the southwesterly line of the property at 177-179 State Street/74-76 Central Street and extensions of said line to the center lines of State Street and Central Street;

SOUTHEASTERLY, by an extension of the center line of the segment of Central Street that lies northeast of McKinley Square, to the northeasterly line of the property at 11-21 India Street;

SOUTHWESTERLY, by the northeasterly line of the property at 11-21 India Street and an extension of said line to the property line of 1-9 India Street;

said parcel containing Block 206 of the Downtown Waterfront-Faneuil Hall Urban Renewal Project Area, which block is the site of the United States Custom House.

†Date of public notice: July 12, 1986 (see St. 1956, c.665, s.5).

Map Amendment Application No. 252
Development Plan / U.S. Custom House

Map Amendment No. 194

Richard B Fowler
Chairman

Robert L. Shea
Vice Chairman

Anson A. Watson

Robert Fondren

Edward D. Cameron

Martha A Bernard

Kevin M McGrath

John C. O'Connor

Joseph W Joyce

In Zoning Commission

Adopted July 23, 1986

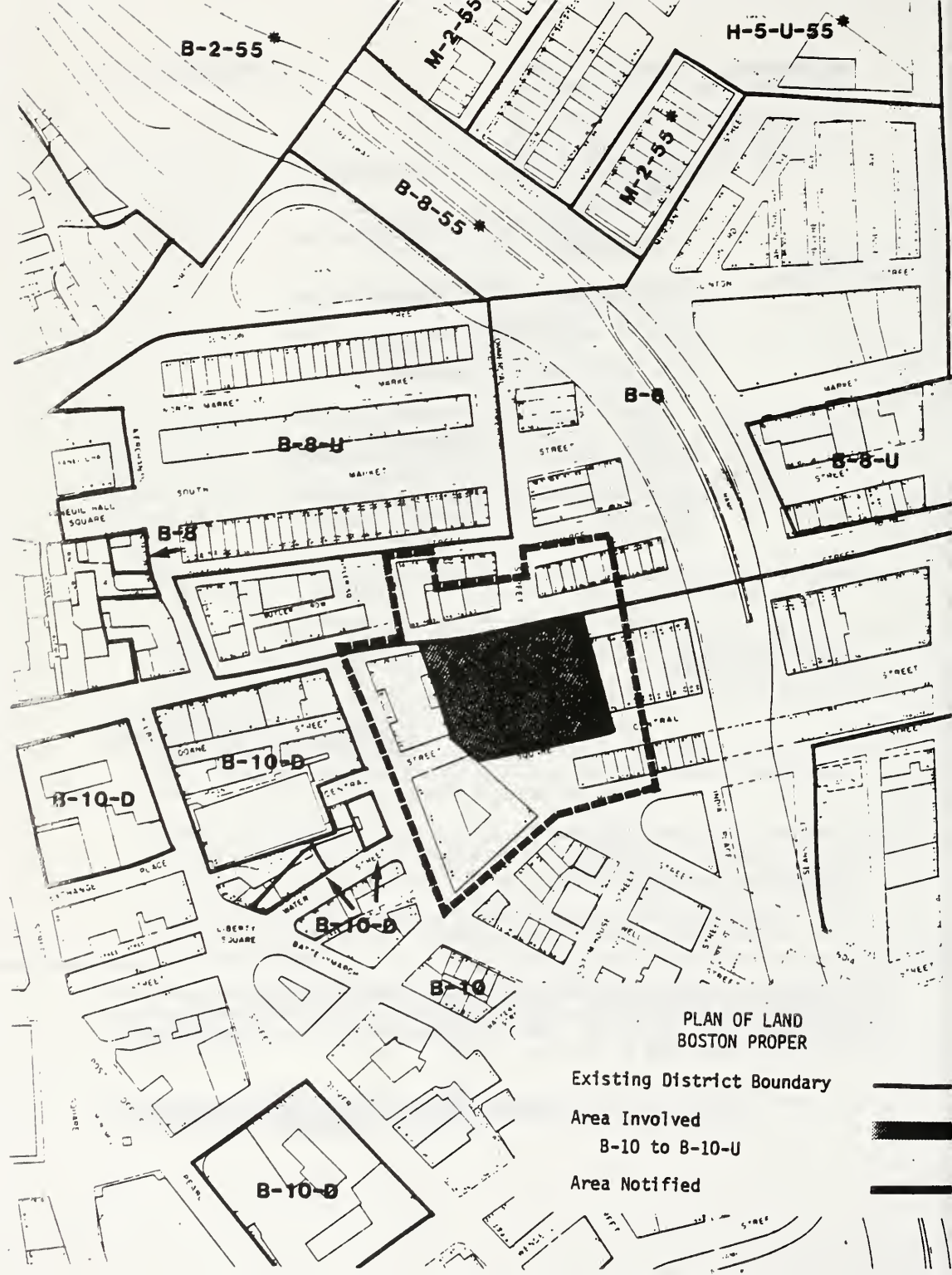
Attest: Marguerite Hildebrand
Secretary

Raymond L. Flynn
Mayor, City of Boston

Date: July 24, 1986

The foregoing amendment, with said Development Plan, was presented to the Mayor on July 23, 1986, and was signed by him on July 24, 1986, whereupon it became effective on July 24, 1986, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest: Marguerite Hildebrand
Secretary


B-2-55
M-2-55
H-5-U-55
M-2-55
B-8-55
B-8
B-8-U
B-8-U
B-8
B-10-D
B-10-D
B-10-D
B-10
B-10-D
PLAN OF LAND
BOSTON PROPER
Existing District Boundary
Area Involved
B-10 to B-10-U
Area Notified

BOSTON REDEVELOPMENT AUTHORITY
JUNE 26, 1986

DEVELOPMENT PLAN
U.S. CUSTOM HOUSE

Site Description

Approximately one acre of land at McKinley Square in the National Register Custom House District of downtown Boston. The site includes the U.S. Custom House on a 17,068 square foot site and portions of adjacent streets and sidewalks as outlined below.

Structure

Existing on the site is the historic U.S. Custom House, the base of which was constructed in 1837-1847 and the tower added in 1913-1915. The 25-story tower sits atop a three-story base for a total height of 495 feet. The building is rated 1 by the Boston Landmarks Commission and is designated as a Boston Landmark (see Appendix 4). No additional structures will be allowed on the site.

Allowable Uses

1. The original Custom House at the base of the tower shall be maintained primarily as a public space with cultural or other non-commercial activities which are for the use of the general public except for such designated space as is needed for access to tower uses.

2. The observation deck shall be made available for limited public access.

3. The tower may be used for office, residential, or hotel activity. However, no portions of the building shall be sold for condominium ownership.

Historic Rehabilitation Standards

The building shall be rehabilitated to historic landmark standards including (1) the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Appendix 3); (2) the Boston Landmarks Commission's General Standards and Criteria (Appendix 3); and (3) such specific standards and criteria for the Custom House as may be established by the Boston Landmarks Commission and the Boston Redevelopment Authority.

Required Improvements

Required improvements to the U.S. Custom House, in addition to historic rehabilitation, include the following:

1. Addition of facilities to improve handicapped access;

2. Installation of a sprinkler system;

3. Upgrading of the Heating, Ventilation and Air Conditioning system;

4. Such other improvements as may be necessary to conform to the Building Code and all other applicable state and local laws, ordinances, codes and regulations.

Development Review Procedures

All plans shall be subject to review in accordance with the BRA's Development Review Procedures, the Boston Landmarks Commission's procedures, and other pertinent City regulations.

Transportation Access Plan

The developer must submit a Transportation Access Plan, subject to review and approval by the BRA Director.

Employment Plans

1. The developer must submit a Residents Construction Employment Plan to the BRA Director, setting forth plans to ensure that its contractor and sub-contractors meet Boston Resident Construction Employment Standards.

2. The developer shall formulate an Employment Opportunity Plan which shall provide for the developer's good faith efforts to achieve a goal that fifty percent (50%) of the permanent employment opportunities created by the project shall be made available to Boston residents.

APPENDIX 6: BOSTON EDISON LETTER

BOSTON EDISON
Executive Offices
800 Boylston Street
Boston, Massachusetts 02199

Carl Gustin
Vice President
Corporate Relations

October 23, 1987

Boston Redevelopment Association
1 City Hall Square
Boston, Ma. 02201

The following is a brief description of Boston Edison's involvement in the restoration and lighting of the Custom House Tower.

In cooperation with the city, Boston Edison Co. will light for the first time ever the 29-story landmark and restore the giant four-sided tower clock. We are funding the installation of an energy efficient lighting system around the 500-foot tower and repairing the clock as a gift to the people of Boston and to help restore what was once the heart of New England's thriving maritime industry.

Boston Edison is also hopeful of implementing its unique Design Plus program to enhance the energy efficiency of the building when a prospective developer is selected. Under Design Plus, the company funds the design costs and up to half of the installation costs for state-of-the-art lighting, heating, ventilation and air conditioning for qualifying participants.

The systems will offer innovative ideas for future commercial and industrial buildings. Design Plus is being coordinated through Kathleen Therrien in our Demand Planning Department.

About 500 fixtures will be installed inside and outside the 25-story, Greek Revival-style Custom House Tower that opened in 1847. The lights will be strategically located at seven levels of the rectangular building to maximize illumination of the facade.

William Lam Associates of Cambridge, an internationally known architectural lighting firm, designed the tower lighting system that will consume less energy than it takes to illuminate two indoor tennis courts. Lam said spreading 40,000 watts over the exterior of the tower breaks down to about 3/10 of 1 watt per square foot, substantially less than one floor of an average office building.

A dozen different types of compact fixtures will be used to light the tower and clock because of their superior color qualities and to make the fixtures as inconspicuous as possible. The fixtures, which will be operated at a reduced voltage to conserve energy and extend their life, will be lit seven nights a week. The clock will be lit from sunset to sunrise each night and the tower from sunset to midnight Monday through Thursday and sunset to 2 a.m. Fridays and Saturdays.

If you need any further information, please feel free to contact me.

Sincerely,

Carl Gustin
Vice President, Corporate Relations

7865 021